

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
S/S American Avenue, 750' SE * ZONING COMMISSIONER
of the c/l of Ridge Avenue * OF BALTIMORE COUNTY
127 American Avenue * CASE # 90-221-SPH
13th Election District *
1st Councilmanic District *
Robert Underwood, Sr., et ux *
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request, pursuant to the Petition for Special Hearing, approval of a nonconforming two-family dwelling use, as more particularly described on Petitioners' Exhibit 1.

The Petitioner, Robert P. Underwood, Sr., appeared, testified and was represented by James Crawford. Charles E. Kountz, Esquire, appeared on behalf of the Protestants.

Testimony indicated that the subject property known as 127 American Avenue consists of .302 acres, zoned D.R.5.5 and is improved with a two-family dwelling and accessory shed. Testimony indicated that Petitioner is desirous of establishing a nonconforming use of the subject two-family dwelling as a legal nonconforming use.

The Petitioner testified that he has lived in this neighborhood for approximately 22 years, of which the past 14 years have been on the subject site. The Petitioner testified that he has personal knowledge of the subject home being a multi-family dwelling in 1975 at which time he observed a stove and a bathroom on the first and second floor. However, the Petitioner observed no other furniture and only one electric meter for the entire dwelling. Mr. Underwood also testified that the subject dwelling was empty for

at least one year prior to 1975. He testified that his son moved into the home in 1978 and lived there by himself until 1980, at which time, the Petitioner moved into the downstairs and his son moved to the second floor. The Petitioner also indicated that in 1987 his son moved out and an unidentified woman moved in to the second floor "apartment".

Mr. Kountz proffered testimony on behalf of the Protestants and indicated that the subject dwelling was not utilized as a multi-family dwelling prior to Mr. Underwood's purchase of the home and that they are opposed to the granting of the requested relief.

Zoning came officially to Baltimore County on January 2, 1945, when, pursuant to previous authorization by the General Assembly, the County Commissioners adopted a comprehensive set of zoning regulations.

Those original regulations provided for nonconforming uses. The statute read as follows:

"A lawful nonconforming use existing on the effective date of the adoption of these regulations may continue, provided, however, upon any change from such nonconforming use to a conforming use, or any attempt to change from such nonconforming use to a different nonconforming use or any discontinuance of such nonconforming use for a period of one year, or in case a nonconforming structure shall be damaged by fire or otherwise to the extent of seventy-five (75%) percent of its value, the right to continue to resume such nonconforming use shall terminate, provided, however, that any such lawful nonconforming use may be extended or enlarged to an extent not more than once again the area of the land used in the original nonconforming use." Section XI, 1945, B.C.Z.R.

Baltimore County adopted a new set of comprehensive zoning regulations on March 30, 1955. The issue of nonconforming uses are dealt with in Section 104 of those regulations. The Section then read:

"104.1 - A lawful nonconforming use existing on the effective date of the adoption of these regulations may continue; provided that upon any change from such nonconforming use to any other use whatsoever, or any abandonment or discontinuance of such nonconforming use for a period of one year or more, or in case any nonconforming business or manufacturing structure shall be damaged by fire or other casualty to the extent of seventy-five (75%) percent of its replacement cost at the time of such loss, the right to continue or resume such nonconforming use shall terminate. No nonconforming building or structure and no nonconforming use of a building, structure, or parcel of land shall hereafter be extended more than 25% of the ground floor area of buildings so used." (B.C.Z.R., 1955; Bill No. 18, 1976)

Section 104.1 was changed to its current language on March 15, 1976 by Bill No. 18-76. The current effective regulation reads as follows:

"A nonconforming use (as defined in Section 101) may continue except as otherwise specifically provided in these Regulations; provided that upon any change from such nonconforming use to any other use whatsoever, or any abandonment or discontinuance of such nonconforming use for a period of one year or more, or in case any nonconforming business or manufacturing structure shall be damaged by fire or other casualty to the extent of seventy-five (75%) percent of its replacement cost at the time of such loss, the right to continue or resume such nonconforming use shall terminate. No nonconforming building or structure and no nonconforming use of a building, structure, or parcel of land shall hereafter be extended more than 25% of the ground floor area of buildings so used." (B.C.Z.R., 1955; Bill No. 18, 1976)

As with all nonconforming use cases, the first task is to determine what lawful nonconforming use existed on the subject property prior to January 2, 1945, the effective date of the adoption of the Zoning Regulations and the controlling date for the beginning of zoning.

The Petitioner was the only witness that appeared and testified in support of the nonconforming use. The Petitioner's personal recollection only dated to 1975, and he, clearly, did not establish the uninterrupted

nonconforming use for the statutory period. There was, clearly, insufficient testimony and evidence presented at the hearing that would satisfy the McKenney test to justify a finding that Petitioners' two apartment dwelling is a lawful nonconforming use. Since the Petitioner did not establish that a legal nonconforming use existed on the subject property prior to January 2, 1945, the legal inquiry need not go further.

Therefore, in view of the above, the requested relief must be denied.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of June, 1990 that, pursuant to the Petition for Special Hearing to approve the nonconforming use of a two-family dwelling, in accordance with Petitioners' Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that Petitioners shall cease and desist the use of the subject property as a two-family dwelling on or before 15th day of September, 1990.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner for
Baltimore County

JRH:mmn
cc: Peoples Counsel

ORDER RECEIVED FOR FILING
Date 6/14/90
By J. Robert Haines

ORDER RECEIVED FOR FILING
Date 6/14/90
By J. Robert Haines

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ORDER RECEIVED FOR FILING
Date 6/14/90
By J. Robert Haines

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

June 11, 1990

Alan Katzen, Esquire
218 E. Lexington Street
Baltimore, Maryland 21222

RE: Petition for Special Hearing
Robert P. Underwood Sr., et ux, Petitioners
Case #90-221-SPH

Dear Mr. Katzen:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been denied in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:mmn
att.
cc: Peoples Counsel
cc: Mr. and Mrs. Robert P. Underwood Sr.
cc: Charles E. Kountz, Esquire

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

June 18, 1990

James E. Crawford, Esquire
Suite 163
504 Frederick Road
Baltimore, Maryland 21228

RE: Petition for Special Hearing
Robert Underwood, Sr., et ux, Petitioner
Case # 90-221-SPH

Dear Mr. Crawford:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been denied in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:mmn
att.
cc: Peoples Counsel

PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-221-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

the nonconforming use of a two-family dwelling

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

N/A
(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Alan Katzen, Esquire

(Type or Print Name)

Signature

218 East Lexington Street

Address

Baltimore, Maryland

City and State

Attorney's Telephone No.: 685-1122

Legal Owner(s):

Robert P. Underwood Sr.

Signature

Barbara J. Underwood

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

See Above

Name

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of June, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of July, 1990, at 9:30 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
Date 6/14/90
By J. Robert Haines

ZONING DESCRIPTION

Beginning on the south side of American Avenue, 40 feet wide, at the distance of 750 feet southeast of the centerline of Ridge Avenue. Being Lot 12 or 127 American Avenue, containing .302 of an acre in the 13th Election District.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 27, 1989

Alan Katzen, Esquire
218 E. Lexington Street
Baltimore, MD 21202

RE: Item No. 75, Case No. 90-221-SPH
Petitioner: Robert P. Underwood, et ux
Petition for Special Hearing

Dear Mr. Katzen:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

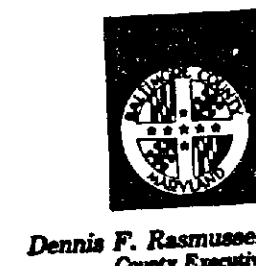
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. & Mrs. Robert P. Underwood, Sr.
127 American Avenue
Baltimore, MD 21227

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this
26th day of September, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Robert P. Underwood, Sr., et ux
Petitioner's Attorney: Alan Katzen

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 406
Townson, Maryland 21204
(301) 887-3554

RECEIVED
SEP 14 1989
ZONING OFFICE

September 12, 1989

Dennis F. Rasmussen
County Executive

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Townson, MD 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 73, 74, 75, 76, 77, 78, 79, 80, 81, and 82.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan

MSF/efm

Baltimore County
Fire Department
800 York Road
Townson, Maryland 21204-2586
(301) 887-4500
Paul H. Retzke
Chief

SEPTEMBER 7, 1989



Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Townson, MD 21204

RE: Property Owner: ROBERT P. UNDERWOOD, SR.

Location: S/S OF AMERICAN AVENUE

Item No.: 75 Zoning Agenda: SEPTEMBER 7, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Carl J. Kelly* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: November 29, 1989
Zoning Commissioner
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 90-221-SPH, Item No. 75
Robert P. Underwood, Sr., et ux

RECEIVED

ZONING

The Petitioners request a special hearing to approve the nonconforming use of a two-family dwelling.

In reference to this request, staff offers no comment.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK:CR:ggl
90221SPH/ZAC1

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Townson, Maryland

90-221-SPH

District: 13 Date of Posting: November 26, 1989
Posted for: *Special Hearing*
Petitioner: *Robert P. Underwood, Sr. et ux*
Location of property: *127 American Avenue, SE of c/l of Ridge Avenue*
Location of Sign: *on front of 127 American Avenue*
Remarks: *See front of 127 American Avenue*
Posted by: *J. Krots* Date of return: *December 7, 1989*
Number of Signs: *1*

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 8/22/91 ACCOUNT: 01-015
AMOUNT: \$ 25.00
RECEIVED FROM: *Robert Underwood*
127 American Avenue
FOR: *Residential Special Hearing (Item #75)*
B 030*****356018 0224F

Tracking System

Baltimore County
Zoning Commissioner
Office of Planning & Zoning

Date: Receipt FEE
Day Month Year Number TYPE Identification Number Council District Election District Zip Code

Petitioner: *Underwood* (Last) (First) (Middle Initial)
Property Address: *127 American Avenue* (Number) (Street)

LAW OFFICES OF
CHARLES E. KOUNTZ

2204 Hammonds Ferry Road - Baltimore, Maryland 21227-1797
301 242-0100

April 20, 1990

Mr. J. Robert Haines
Zoning Commissioner
Office of Planning & Zoning
Townson, Md. 21204

Re: Petition for Special Hearing Case No.: 90-221-SPH
S/S American Avenue, 75' SE of c/l of Ridge Avenue
127 American Avenue
13th Election District - 1st Councilmanic
Petitioner(s): Robert P. Underwood, Sr., et ux
Hearing: April 27, 1990, 2:00 p.m.

Dear Commissioner:

Please enter my appearance on behalf of the protestants, Mr. and Mrs. George Corbett, in reference to the above-captioned case.

I respectfully request that the above-captioned case be continued from the April 27, 1990 date in view of the fact that I will be out of the State from April 27 through May 1, 1990. I note that this matter has been postponed on two prior occasions by the Petitioner, but never at the request of any of the protestants.

Thanking you for your cooperation in this matter, I am

Yours very truly,
Charles E. Kountz
Charles E. Kountz

CEK/cs
cc: James E. Crawford, Esq.

RECEIVED
APR 24 1990
ZONING OFFICE

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

April 19, 1990

NOTICE OF POSTPONEMENT

Re: Case Number: 90-221-SPH
Petitioner(s): Robert P. Underwood, Sr.
Location: 127 American Avenue
Hearing: Friday, April 27, 1990 at 2:00 p.m.

Pursuant to the request of the Lansdowne Association and Mrs. Corbett, Protestants in this matter, this case has been postponed from the above hearing date.

As this matter has been scheduled and postponed several times, the Zoning Commissioner has specially set it in for hearing.

NO POSTPONEMENT OF THE FOLLOWING DATE WILL BE GRANTED
MONDAY, MAY 21, 1990 at 9:00 a.m.

Charles E. Kountz
Baltimore County Zoning Office
(301) 887-3391

cc: Mr. & Mrs. Underwood
James E. Crawford, Esq.
Lansdowne Improvement Assoc.
Mr. & Mrs. Corbett

cc: Charles E. Kountz, Esq. 4/19/90

Re: 90-221-SPH
Underwood, Robert P., et ux

5/12/90

Received a call Mrs. Corbett requesting a postponement of the April 27, 1990 hearing date. As this matter has been set 4 different time, and this time being an agreed date, I advised her to make her request in writing.

Mrs. Corbett claimed that no one from this office ever talked to her or anyone at her number regarding the agreed date. I am quite certain that before setting this matter, I contacted all parties listed on the Inter-office Memo dated Feb. 26, 1990. I read the number listed on the memo to her (247-1685); she responded that her number was 247-1684.

Nevertheless, I informed her that I had not the authority to grant this postponement. The confirming Notice of Hearing was mailed out on March 14, 1990 (she acknowledge receipt of same) and no conflict with this date was communicated to this office until now.

She asked to speak with the Deputy Zoning Commissioner and I gave her the 5553 number. She feels that she is entitled to this postponement as she has not asked for one in the past.

John

ALAN KATZEN
ATTORNEY AT LAW

515 KNICKERBOCKER BUILDING
218 E. LEXINGTON STREET
BALTIMORE, MARYLAND 21204

RANDALLSTOWN OFFICE:
685-4151

BALTIMORE OFFICES:
685-1122
685-8888

March 26, 1990

Mr. J. Robert Haines
Baltimore County
Zoning Commissioner
Office Of Planning & Zoning
Towson, Maryland 21204

Re: Petitioner: Robert P. Underwood, SR. et al
Case Nos: 90-2210-SPH

Dear Mr. Haines:

This is to acknowledge receipt of a notice from your office dated March 15, 1990, copy enclosed. Please be advised that this office no longer represents Mr. & Mrs. Underwood in the case as per their request. Please address all future correspondence in this case to their new attorney, James E. Crawford, Esquire, Suite 163, 504 Frederick Road, Baltimore, Maryland, 21218.

Thanking you for your cooperation in this matter, I remain,

Very truly yours,

Alan Katzen
Alan Katzen

AK/trp

RECEIVED
MAR 29 1990
ZONING OFFICE

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

Date: March 15, 1990

Mr. & Mrs. Robert P. Underwood, Sr.
127 American Avenue
Baltimore, Maryland 21227

Dear Mr. & Mrs. Underwood:

Re: Case numbers: 90-221-SPH

Petitioner(s): Robert P. Underwood, Sr., et ux

Dear Petitioner(s):

Please be advised that \$ 50.00* is due for reposting of the above-referenced property.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Your anticipated cooperation is appreciated.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER OF
BALTIMORE COUNTY
887-3391

*Includes charges for Hearing dates of 2/23/90 and 4/27/90.

cc: *Robert Haines, Esq.*

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

March 14, 1990

NOTICE OF REASSIGNMENT
CONFIRMING

Case #(s): 90-221-SPH

Petitioner(s): Robert P. Underwood

Location: 127 American Avenue

THE ABOVE MATTER HAS BEEN REASSIGNED.

THE HEARINGS WILL NOW TAKE PLACE AS FOLLOWS:

FRIDAY, APRIL 27, 1990 at 2:00 P.M.

BALTIMORE COUNTY OFFICE BUILDING, 111 W. Chesapeake Avenue, Room 106, Towson, Maryland 21204

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY

JRH:gs
Copies:

Robert P. Underwood, Sr.
Lansdowne Improvement Association
James Crawford, Esq.

Mr. & Mrs. George Corbett

9 25
RECEIVED
MAY 11 1990
ROBERT P. UNDERWOOD, SR., ET UX * BEFORE THE
S/S American Avenue *
750' SE of c/1 of Ridge Avenue *
127 American Avenue * BALTIMORE COUNTY
13th Election District *
1st Councilmanic District * ZONING COMMISSIONER
Case No. 90-221-SPH

SUBPOENA

Please issue a Subpoena for the following person to be present on Monday, May 21, 1990, at 9:00 a.m., Hearing Room, County Office Building, First Floor, Towson, Maryland.

Brian Williams
P.O. Box 173
Main Street
Ellicott City, Md. 21043

Charles E. Kountz, Esq.
2201 Hammonds Ferry Road
Baltimore, Md. 21227
242-0100

Mr. Sheriff:

Please issue the above Subpoena, and please process in accordance with Zoning Commissioner's Rule IV(c).

J. Robert Haines
J. Robert Haines
Zoning Commissioner

LAW OFFICE OF
CHARLES E. KOUNTZ
2201 HAMMONDS FERRY RD.
BALTIMORE, MD 21227-1797

REC CK 90 5-11-90
9998 J. Guy
RECD SHERIFF'S OFFICE
MAY 11 11:04 AM '90
ROBERT P. UNDERWOOD, SR., ET UX * BEFORE THE
S/S American Avenue *
750' SE of c/1 of Ridge Avenue *
127 American Avenue * BALTIMORE COUNTY
13th Election District *
1st Councilmanic District * ZONING COMMISSIONER
Case No. 90-221-SPH

SUBPOENA

Please issue a Subpoena for the following person to be present on Monday, May 21, 1990, at 9:00 a.m., Hearing Room, County Office Building, First Floor, Towson, Maryland.

COST \$ 15.00
SUMMONED 5/15/90
NOT SERVED 13
REASON NOT SERVED
SHERIFF
OF BALTIMORE COUNTY
J. EDWARD MALONE

Margaret Moyer
139 American Avenue
Baltimore, Md. 21227

Charles E. Kountz, Esq.
2201 Hammonds Ferry Road
Baltimore, Md. 21227
242-0100

Mr. Sheriff:

Please issue the above Subpoena, and please process in accordance with Zoning Commissioner's Rule IV(c).

J. Robert Haines
J. Robert Haines
Zoning Commissioner

LAW OFFICE OF
CHARLES E. KOUNTZ
2201 HAMMONDS FERRY RD.
BALTIMORE, MD 21227-1797

38

RECEIVED
MAY 11 12 33 PM '90
ROBERT P. UNDERWOOD, SR., ET UX * BEFORE THE
S/S American Avenue *
750' SE of c/1 of Ridge Avenue *
127 American Avenue * BALTIMORE COUNTY
13th Election District *
1st Councilmanic District * ZONING COMMISSIONER
Case No. 90-221-SPH

SUBPOENA

Please issue a Subpoena for the following person to be present on Monday, May 21, 1990, at 9:00 a.m., Hearing Room, County Office Building, First Floor, Towson, Maryland.

Carl Brinkmyer
310 Parrish Street
Baltimore, Md. 21223

Charles E. Kountz
2201 Hammonds Ferry Road
Baltimore, Md. 21227
242-0100

Mr. Sheriff:

Please issue the above Subpoena, and please process in accordance with Zoning Commissioner's Rule IV(c).

J. Robert Haines
J. Robert Haines
Zoning Commissioner

LAW OFFICE OF
CHARLES E. KOUNTZ
2201 HAMMONDS FERRY RD.
BALTIMORE, MD 21227-1797

9998 J. Guy
RECD SHERIFF'S OFFICE
MAY 11 11:04 AM '90
ROBERT P. UNDERWOOD, SR., ET UX * BEFORE THE
S/S American Avenue *
750' SE of c/1 of Ridge Avenue *
127 American Avenue * BALTIMORE COUNTY
13th Election District *
1st Councilmanic District * ZONING COMMISSIONER
Case No. 90-221-SPH

SUBPOENA

Please issue a Subpoena for the following person to be present on Monday, May 21, 1990, at 9:00 a.m., Hearing Room, County Office Building, First Floor, Towson, Maryland.

Dorothy H. Wagoner
210 Mine Bank Lane
Baltimore, Md. 21227

COST \$ 15.00
SUMMONED 5/17/90
NOT SERVED 12
REASON NOT SERVED
SHERIFF
OF BALTIMORE COUNTY
J. EDWARD MALONE

Charles E. Kountz, Esq.
2201 Hammonds Ferry Road
Baltimore, Md. 21227
242-0100

Mr. Sheriff:

Please issue the above Subpoena, and please process in accordance with Zoning Commissioner's Rule IV(c).

J. Robert Haines
J. Robert Haines
Zoning Commissioner

LAW OFFICE OF
CHARLES E. KOUNTZ
2201 HAMMONDS FERRY RD.
BALTIMORE, MD 21227-1797

1478 Joe B

REC'D SHERIFF'S OFFICE
1990 MAY 11 A 8:54

ROBERT P. UNDERWOOD, SR., ET UX * BEFORE THE
S/S American Avenue, *
750' SE of c/1 of Ridge Avenue *
127 American Avenue * BALTIMORE COUNTY
13th Election District *
1st Councilmanic District * ZONING COMMISSIONER

Case No. 90-221-SPH

SUBPOENA

Please issue a Subpoena for the following person to be present on
Monday, May 21, 1990, at 9:00 a.m., Hearing Room, County Office Building,
First Floor, Towson, Maryland.

Holly Moyer
139 American Avenue
Baltimore, Md. 21227

COST \$15.00

SUMMONED 5/14/90 19
NOT SERVED 5/14/90 19
REASON NOT SERVED 19
SHERIFF OF BALTIMORE COUNTY
J. EDWARD MALONE

Charles E. Kountz
2201 Hammonds Ferry Road
Baltimore, Md. 21227
242-0100

Mr. Sheriff:

Please issue the above Subpoena, and please process in accordance
with Zoning Commissioner's Rule IV(c).

J. Robert Haines
Zoning Commissioner

LAW OFFICES OF
CHARLES E. KOUNTZ
2201 HAMMONDS FERRY RD.
BALTIMORE, MD 21227-1797

1478 Joe B

REC'D SHERIFF'S OFFICE
1990 MAY 11 A 8:54

ROBERT P. UNDERWOOD, SR., ET UX * BEFORE THE
S/S American Avenue, *
750' SE of c/1 of Ridge Avenue *
127 American Avenue * BALTIMORE COUNTY
13th Election District *
1st Councilmanic District * ZONING COMMISSIONER

Case No. 90-221-SPH

SUBPOENA

Please issue a Subpoena for the following person to be present on
Monday, May 21, 1990, at 9:00 a.m., Hearing Room, County Office Building,
First Floor, Towson, Maryland.

Frank Blockston
114 Ridge Avenue
Baltimore, Md. 21227

COST \$15.00

SUMMONED 5/14/90 19
NOT SERVED 5/14/90 19
REASON NOT SERVED 19
SHERIFF OF BALTIMORE COUNTY
J. EDWARD MALONE

Charles E. Kountz
2201 Hammonds Ferry Road
Baltimore, Md. 21227
242-0100

Mr. Sheriff:

Please issue the above Subpoena, and please process in accordance
with Zoning Commissioner's Rule IV(c).

J. Robert Haines
Zoning Commissioner

LAW OFFICES OF
CHARLES E. KOUNTZ
2201 HAMMONDS FERRY RD.
BALTIMORE, MD 21227-1797

5/14 5/15 5/17 Joe B

REC'D SHERIFF'S OFFICE
1990 MAY 11 A 8:54

ROBERT P. UNDERWOOD, SR., ET UX * BEFORE THE
S/S American Avenue, *
750' SE of c/1 of Ridge Avenue *
127 American Avenue * BALTIMORE COUNTY
13th Election District *
1st Councilmanic District * ZONING COMMISSIONER

Case No. 90-221-SPH

SUBPOENA

Please issue a Subpoena for the following person to be present on
Monday, May 21, 1990, at 9:00 a.m., Hearing Room, County Office Building,
First Floor, Towson, Maryland.

Charles Moyer
165 Poulton Street
Baltimore, Md. 21227

COST \$.00

SUMMONED 5/14/90 19
NOT SERVED 5/14/90 19
REASON NOT SERVED 19
SHERIFF OF BALTIMORE COUNTY
J. EDWARD MALONE

Charles E. Kountz, Esq.
2201 Hammonds Ferry Road
Baltimore, Md. 21227
242-0100

Mr. Sheriff:

Please issue the above Subpoena, and please process in accordance
with Zoning Commissioner's Rule IV(c).

J. Robert Haines
Zoning Commissioner

LAW OFFICES OF
CHARLES E. KOUNTZ
2201 HAMMONDS FERRY RD.
BALTIMORE, MD 21227-1797

5/14 5/15 5/17 Joe B

REC'D SHERIFF'S OFFICE
1990 MAY 11 A 8:54

ROBERT P. UNDERWOOD, SR., ET UX * BEFORE THE
S/S American Avenue, *
750' SE of c/1 of Ridge Avenue *
127 American Avenue * BALTIMORE COUNTY
13th Election District *
1st Councilmanic District * ZONING COMMISSIONER

Case No. 90-221-SPH

SUBPOENA

Please issue a Subpoena for the following person to be present on
Monday, May 21, 1990, at 9:00 a.m., Hearing Room, County Office Building,
First Floor, Towson, Maryland.

Mary C. Williams
139 American Avenue
Baltimore, Md. 21227

COST \$.00

SUMMONED 5/14/90 19
NOT SERVED 5/14/90 19
REASON NOT SERVED 19
SHERIFF OF BALTIMORE COUNTY
J. EDWARD MALONE

Charles E. Kountz, Esq.
2201 Hammonds Ferry Road
Baltimore, Md. 21227
242-0100

Mr. Sheriff:

Please issue the above Subpoena, and please process in accordance
with Zoning Commissioner's Rule IV(c).

J. Robert Haines
Zoning Commissioner

LAW OFFICES OF
CHARLES E. KOUNTZ
2201 HAMMONDS FERRY RD.
BALTIMORE, MD 21227-1797

10-221-SPH

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 13th

Date of Posting January 22, 1990

Posted for Robert P. Underwood, et ux

Postcode: 21227

Location of property 127 American Avenue

Location of sign 127 American Avenue

Remarks: Date of return February 23, 1990

Number of Signs 1

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

January 18, 1990

CONFIRMING NOTICE OF REASSIGNMENT
NO FURTHER POSTORDINATE GRANT

Case #(s): 90-221-SPH

Petitioner(s): Robert P. Underwood, et ux

Location: 127 American Avenue

THE ABOVE MATTER HAS BEEN REASSIGNED.

THE HEARINGS WILL NOW TAKE PLACE AS FOLLOWS:

FRIDAY, FEBRUARY 23, 1990 at 2:00 p.m.

In the BALTIMORE COUNTY OFFICE BUILDING, 111 W. Chesapeake Avenue, Room 106, Towson, Maryland 21204

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY

JBH:gs
Copies:

Mr. & Mrs. Underwood
Alan Katson, Esq.
George Corbett
Landmark Improvement Association
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Date: 1-10-90

Mr. & Mrs. Underwood
127 American Avenue
Baltimore, Maryland 21227

Re: Case numbers: 90-221-SPH
Petitioner(s): Robert P. Underwood, et ux

Dear Petitioner(s):

Please be advised that \$ 25.00 is due for reposting of the above- referenced
property.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED
ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Your anticipated cooperation is appreciated.

Very truly yours,
J. ROBERT HAINES,
ZONING COMMISSIONER OF
BALTIMORE COUNTY
887-3391

NOTE: If Phase II of the Snow Emergency Plan is in effect in Baltimore County
on the above hearing date, the hearing will be postponed. In the event of snow,
telephone 887-3391 to confirm hearing date.

NOTE: OUTSTANDING IS THE \$98.81 POSTING AND ADVERTISING FEE FROM
THE PREVIOUS HEARING DATE, MAKING A TOTAL OF \$123.81 DUE.

JBH:gs
Copies:

Mr. & Mrs. Underwood
Alan Katson, Esq.
George Corbett
Landmark Improvement Association
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

January 11, 1990

NOTICE OF REASSIGNMENT

Case #(s): 90-221-SPH

Petitioner(s): Robert P. Underwood, et ux

Location: 127 American Avenue

THE ABOVE MATTER HAS BEEN REASSIGNED.

THE HEARINGS WILL NOW TAKE PLACE AS FOLLOWS:

WEDNESDAY, FEBRUARY 14, 1990 at 2:00 p.m.

BALTIMORE COUNTY OFFICE BUILDING, 111 W. Chesapeake Avenue, Room 106, Towson, Maryland 21204

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY

JBH:gs
Copies:

Mr. & Mrs. Underwood
Alan Katson, Esq.
George Corbett
Landmark Improvement Association
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

December 8, 1989



Alan Katzen, Esq.
515 Knickerbocker Building
218 E. Lexington Street
Baltimore, Maryland 21202

Re: Case Number: 90-221-SPH
Petitioner(s): Robert P. Underwood, Sr., et ux
Location: 127 American Avenue

Dear Mr. Katzen:

Pursuant to your request, the above case scheduled to be heard on December 11, 1989, has been postponed.

You will be notified of the new hearing date in due course.

However, please be advised that the advertising fee for the December 11th date, in the amount of \$98.81, must be paid. Further, your clients will incur additional costs, as it will be necessary to repost the property as to the new date.

If you have any questions regarding this matter, please do not hesitate to contact this office.

Very truly yours,

J. Robert Haines
(301) 887-3391

GCS:mf

cc: Mr. & Mrs. Underwood
Mr. George Corbett

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

TO: Gwendolyn Stephens
Docket Clerk
DATE: February 26, 1990
FROM: Ann M. Nastarowicz
Deputy Zoning Commissioner
SUBJECT: Petition for Special Hearing
5/5 American Avenue, 750' SE of the c/l of Ridge Avenue
(127 American Avenue)
13th Election District - 1st Councilmanic District
Robert P. Underwood, Sr., et ux - Petitioners
Case No. 90-221-SPH

Please be advised that the hearing on the above-captioned matter on February 23, 1990 was postponed in order for both the Petitioner and the Protestants to subpoena necessary witnesses. It is therefore requested that you reset this matter before the Zoning Commissioner, J. Robert Haines, on a mutually convenient hearing date for James Crawford, Esquire, Counsel for Petitioners, 744-2400, and Mr. & Mrs. George Corbett, the Protestants, 247-1685.

If you should have any questions on the subject, please do not hesitate to contact me.

AMN:bjs

cc: Derek Propolis (C-89-2072)
Case File

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

TO: File
DATE: February 26, 1990
FROM: Ann M. Nastarowicz
Deputy Zoning Commissioner
SUBJECT: Petition for Special Hearing
5/5 American Avenue, 750' SE of the c/l of Ridge Avenue
(127 American Avenue)
13th Election District - 1st Councilmanic District
Robert P. Underwood, Sr., et ux - Petitioners
Case No. 90-221-SPH

In accordance with the attached correspondence dated February 26, 1990 and addressed to Owen Stephens, an attempt is being made to reset the above-captioned matter before the Zoning Commissioner.

It was clearly explained to both sides at the hearing that affidavits may not be sufficient and it was strongly suggested that witnesses be subpoenaed.

AMN:bjs

cc: Case File

Case No. C- 76-269 Inspector: [Signature]
Location: 128 American Avenue
Defendant: Robert Underwood
Violation: [Signature]
Action(s) Taken: [Signature]
Hearing Date: 2-27-90
District: 134 Date: 12-4-90

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Robert Underwood
Barbara J. Underwood
James D. Underwood
Crawford

127 American Ave.
127 American Ave.
405 French Rd.
744-2400

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 E. O'Donnell Avenue in Towson, Maryland as follows:

Petition for Special Hearing
Case Number: 90-221-SPH
5/5 American Avenue, 750' SE of c/l of Ridge Avenue
127 American Avenue
13th Election District - 1st Councilmanic District
Petitioner(s): Robert P. Underwood, Sr., et ux
HEARING: MONDAY, DECEMBER 11, 1989 at 9:30 a.m.

Special Hearing to receive the rezoning of a two-family dwelling

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

NOTE:

If "Phase II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3391 to confirm hearing date.

J. Robert Haines
Zoning Commissioner
BALTIMORE COUNTY, MARYLAND

cc: Mr. & Mrs. Underwood
Alan Katzen, Esq.
George Corbett
File

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: James E. Dyer
Zoning Supervisor
DATE: August 22, 1989
FROM: James H. Thompson
Zoning Enforcement Coordinator
RE: Item No. 75 (if known)
Petitioner: Robert Underwood (if known)

VIOLATION CASE # C-89-2072

LOCATION OF VIOLATION 127 American Avenue

DEPENDANT Robert Underwood

ADDRESS 127 American Avenue Baltimore, MD 21227

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME

ADDRESS

George Corbett 128 American Avenue
Baltimore, MD 21227

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

cc:/

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

DATE 12/5/89



Mr. & Mrs. Robert P. Underwood
127 American Avenue
Baltimore, Maryland 21227

Re: Petition for Special Hearing
CASE NUMBER: 90-221-SPH
5/5 American Avenue, 750' SE of c/l of Ridge Avenue
127 American Avenue
13th Election District - 1st Councilmanic District
Petitioner(s): Robert P. Underwood, Sr., et ux
HEARING: MONDAY, DECEMBER 11, 1989 at 9:30 a.m.

Dear Mr. & Mrs. Underwood:

Please be advised that \$98.81 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE RECEIPT MUST BE SUBMITTED TO THE ZONING COMMISSIONER'S OFFICE.

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
No 610

Account: R-001-6150
Number

90-221

Date

RECEIVED

PUBLIC HEARING FEES QTY PRICE

ADD POSTING STICKER / ADVERTISING 1 X \$98.81

TOTAL \$98.81

LAST NAME OF OWNER: UNDERWOOD, SR.

8 8 21 *****568118 2116

Please make checks payable to: Baltimore County

Cashier Validation:

hearing date.)

ALAN KATZEN
ATTORNEY AT LAW
515 KNICKERBOCKER BUILDING
218 E. LEXINGTON STREET
BALTIMORE, MARYLAND 21202

RANDALLSTOWN OFFICE:
655-4151

BALTIMORE OFFICE:
645-1112
645-8888

January 18, 1990

Ms. Gwendolyn Stevens
Baltimore County Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204

Re: Case No: 90-221-SPH
Petitioner(s): Robert P. Underwood, et ux
Location: 127 American Avenue

Dear Ms. Stevens:

As per our telephone conversation on January 16, 1990, this is to confirm reassignment of the above case from February 14, 1990 at 9:30 a.m. to February 23, 1990 at 2:00 p.m. I will notify Mr. & Mrs. Underwood of the change in the date via a copy of this letter.

Thanking you for your cooperation in this matter, I remain,

Very truly yours,

Alan Katzen

AK/trp

RECEIVED
JAN 23 1990
ZONING OFFICE

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, 3000
of Baltimore County, will hold a
public hearing in Room 108 of
the County Office Building, lo-
cated at 111 W. Chesapeake Av-
enue in Towson, Maryland 21204
on the following:
Petition for Special Hearing
Case No. 90-221-SPH
S. Zerbe Underwood, 750' SE
of c/l of Ridge Avenue
127 American Avenue
13th Election District
Petitioner(s): Robert P. Underwood, Sr.
at 111 W. Chesapeake Av-
enue, Towson, Maryland 21204
Hearing Date: Monday,
Dec. 11, 1989 at 9:30 a.m.
Special Hearing: to approve
the nonconforming use of a two-
family dwelling.
In the event that the Petition is
granted, a hearing permit may be
issued within the 300 day
appeal period. The Zoning Com-
missioner will, however, entertain
any request for a stay of the re-
source of said permit during the
period for good cause shown.
Such request must be in writing
and received in the office of the
Commissioner of the hearing or
presented at the hearing.
(If "PHASE II" of the "SHOW
EMERGENCY PLAN" is in effect
in Baltimore County on the above
hearing date, the hearing will be
postponed. In the event of snow,
telephone 867-2281 to confirm
hearing date.)
A REPORT NAMED
Zoning Commissioner of
Baltimore County
A011094 Nov. 23

CERTIFICATE OF PUBLICATION

November 22, 1989
THIS IS TO CERTIFY, that the annexed advertisement was pub-
lished in the ARBUTUS TIMES, a weekly newspaper published in Baltimore
County, Md., once in each of 1 successive weeks, the first publication
appearing on November 23, 1989.

ARBUTUS TIMES
S. Zerbe Underwood
Publisher

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

90-221-SPH
District: 13.56
Posted for: Special Hearing
Petitioner: Robert P. Underwood, Sr. at 111 W. Chesapeake Ave.
Location of property: 750' SE of c/l of Ridge Ave.
Location of Sign: 127 American Avenue
Remarks: POSTPONEMENT NOTICE. POSTED FOR NEW HEARING 4-24-90
Posted by: J. Underwood
Number of Signs: 1
Date of Posting: April 9, 1990
Date of return: April 10, 1990

My concern
Frank Wisniewski am
you old. I have lived in the
Baltimore area all my life.
now live at 32-5 blocks
which is approx 4-5 blocks
from 127 American Ave. I
have known the house at 127
American Ave. all my life, I
used to play in the woods
at the end of American Ave. as
a youngster. I know for
fact the house has always
been a 2 family house for at least
50 yrs.
Frank Wisniewski
State of Maryland
Baltimore County
Mr. Frank Wisniewski personally
appeared in front of me
and signed the
petition. I first saw NP 8/9/89
they came E of July 1, 1990

LAW OFFICES OF
CHARLES E. KOUNTZ
2201 Hammonds Ferry Road - Baltimore, Maryland 21221-1797
301 242-0100

May 9, 1990

Office of the Sheriff of
Howard County
8360 Court Avenue
Ellicott City, Md. 21043

Re: Petition for Special Hearing
Case No.: 90-221-SPH

Gentlemen:

Enclosed please find original and copy of Subpoena in reference to the
above-captioned matter.

Please serve the appropriate papers, as listed on the Subpoena, and attached
is my check in the amount of \$15.00 to cover cost of this service.

Thank you for your assistance and if you should have any questions per-
taining to same, please feel free to contact me.

Yours very truly,

Charles E. Kountz

CEK/cs
Encls.

ALAN KATZEN

ATTORNEY AT LAW
515 KNICKERBOCKER BUILDING
318 E. LEXINGTON STREET
BALTIMORE, MARYLAND 21202

BALTIMORE OFFICES:
685-1122
685-0888

December 6, 1989

Ms. Ann Nastarowicz
Baltimore County Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204

Re: Petition for Special Hearing
Case No.: 90-221-SPH
S/S American Avenue, 750' SE of c/l of Ridge Avenue
127 American Avenue
13th Election District-1st Councilmanic
Petitioner(s): Robert P. Underwood, Sr., et ux
Hearing Monday December 11, 1989 at 9:30 a.m.

Dear Ms. Nastarowicz:

Today I came to your office and saw Mr. Haine's secretary concerning
the above case presently scheduled for December 11, 1989 at 9:30 a.m.,
and requested that the case be moved to the afternoon of December 11,
that the hearing room was being used on the afternoon of December 11,
1989, and that the matter would have to be postponed to another date.

Please be advised that this office represents Mr. & Mrs. Underwood
in the above matter. I have previously been scheduled before the
Circuit Court of Baltimore County in the case of State vs. Steveson
the same morning for a criminal jury trial. For this reason I would
appreciate if you would postpone this matter to another date as soon
as possible.

Thanking you for your cooperation in this matter, I remain,

Very truly yours,

Alan Katzen, Esquire

AK/trp

RECEIVED
DEC 7 1989
ZONING OFFICE

6-29-89

My name is Newell Marty I am
61 years old. I have lived in the
Baltimore area all my life. My
Aunt & Uncle lived on Ridge Ave
when I was a kid. I played with
the kids in the neighborhood when
I was growing up. I have been in
the house at 127 American Ave
many times as I was growing up.
I know it has been a 2 family
house for 40 or 50 years.

Newell O Marty

Petitioner's
Exhibits

RECEIVED
JUN 30 1989
ZONING OFFICE

